Plot 8, Nansledan, Newquay, TR8 4JU

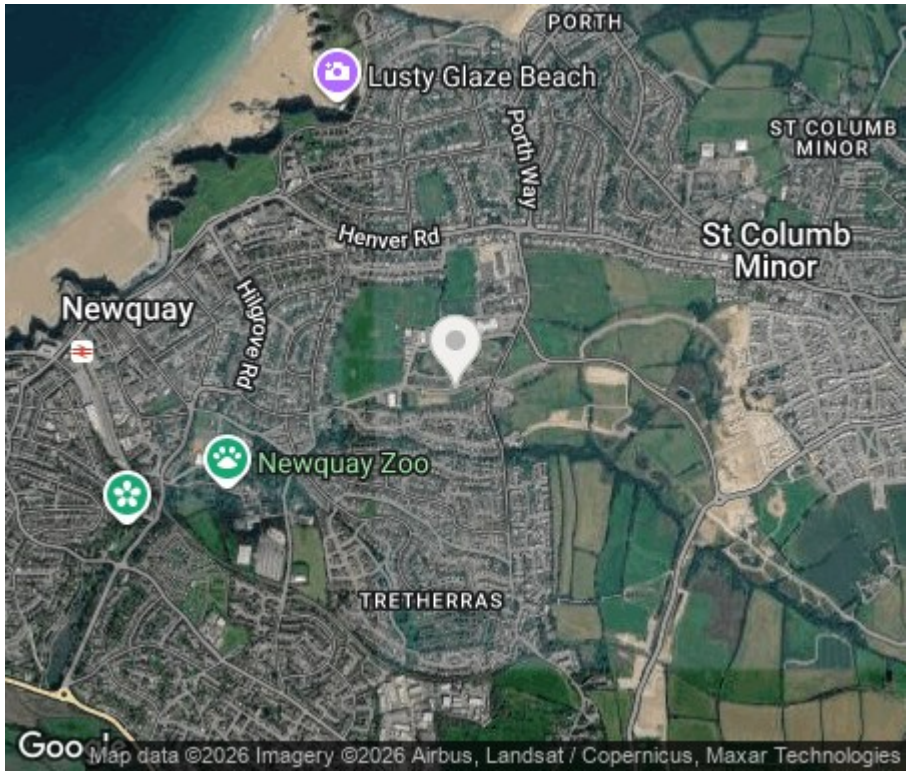
david ball
Agencies

BRAND NEW CG FRY 3 BED 2 BATH DETACHED HOUSE, PLOT 8, GARAGE, TWO PARKING SPACES, SOUTH FACING GARDEN, SOLAR PV, CAR CHARGING POINT, 10 YEAR NHBC WARRANTY Plot 8 is a detached 3 bed 2 bath new home offering 1,119 Sq Ft of internal floor space built by the award winning NHBC developer Messrs C G Fry & Son. These properties are built in conjunction with the Duchy of Cornwall using local slate and granite features and will reflect the charm and architectural heritage. A fitted “Ellis Furniture” kitchen with AEG integrated appliances, Porcelanosa floor tiling to kitchen. Stunning bathroom suite and sanitary ware. Solar PV panels and Air source heat pump. 10 years NHBC warranty. Impeccable style, design and finish. Garage with lighting and power. Two parking spaces. Electric car charging point. Turfed rear south facing garden and good sized patio.

£430,000 Freehold

Key Features

- Prestigious Duchy Development
- 10 year NHBC warranty
- Built by award winning developer
- Premium finishes throughout
- Choice of Ellis fitted kitchen
- Call to view show home
- High specification
- Garage and parking



NANSLEDAN

Nansledan is a 540-acre extension to the coastal town of Newquay on the north coast of Cornwall in South West England. The name is Cornish for ‘broad valley’.

It is being led by the Duchy of Cornwall, which owns most of the land that will make up Nansledan. The Duchy is a private estate established in 1337 which funds the public, charitable and private activities of the Prince of Wales and his family.

Over time Nansledan will evolve into a community of more than 4,000 homes supporting a similar number of jobs. It will include its own High Street, artisan retail shops, school and public spaces, helping to meet the future needs of Newquay in a complementary and sustainable way.

LOCATION

Nansledan is within two miles of Newquay town centre on the rugged north coast of Cornwall in South West England. Newquay is a popular seaside town and family holiday destination, home to some of the best bathing and surfing beaches in the UK, including Fistral Beach above (this is not a view from Nansledan).

Newquay has its own railway station accessed via the Par branch line. Cornwall Airport Newquay is just four miles from Nansledan and has year-round flights from London Gatwick and Manchester, plus a range of seasonal services.

All of Nansledan will have the ability to connect to superfast broadband.

KITCHEN

- Choice of Ellis fitted kitchens
- Choice of Porcelonosa /Devon tiles
- Fitted floor tiling as standard
- Option to upgrade to Quartz worktops and upstand
- AEG Appliances
- Stainless steel sink & chrome mixer tap
- Led spot lighting
- Chrome tile edging as standard
- USB double socket

BATHROOMS & EN-SUITE

- Choice of tiling supplied by Porcelanosa
- Contemporary white sanitary ware
- Glass bath & shower screens
- Chrome brass ware by Hansgrohe
- Duel fuel chrome towel radiator (if applicable)
- Back to wall close coupled WC (if applicable)
- Semi pedestal wash hand basins
- Chrome tile edging as standard

PROPERTY FEATURES

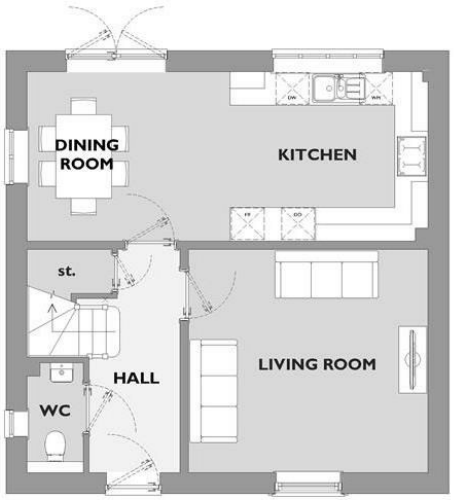
- Turfed gardens
- Outside courtesy lighting
- Choice of internal paint colour
- Outside tap
- Patio / paving to rear
- NACOSS fitted alarm
- Gas central heating
- Timber composite front door
- USB sockets in lounge / kitchen / study or smallest bedroom
- Telephone and TV aerial points to all habitable rooms
- Garage with Garador Carlton door
- Parking space - (by licence)
- Six panel smooth internal doors

VIEWING

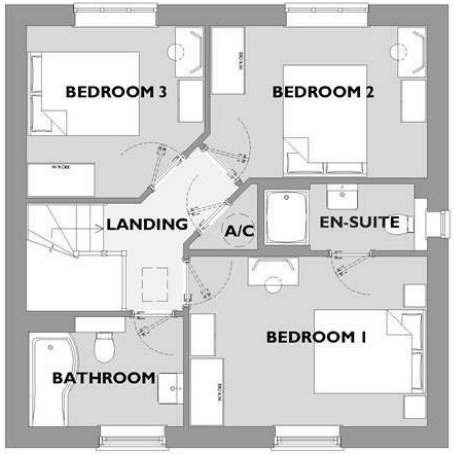
For further information or to arrange a site visit please call the David Ball New Homes team - 01637 871694

PLOT 8

THREE BEDROOM HOME



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR

Bedroom 1
4.27 x 3.06m (14' x 10'1ft max)

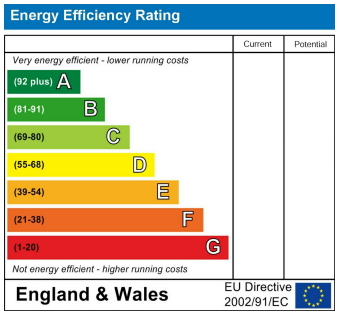
Bedroom 2
3.89 x 2.73m (12'9 x 9ft max)
(Dimensions excluding door recess)

Bedroom 3
3.2 x 3.08m (10'6 x 10'2ft max)

GROUND FLOOR

Living Room
4.30 x 4.00m (14'1 x 13'2ft max)

Kitchen / Dining Room
7.19 x 3.03m (23'7 x 10'0ft max)



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